



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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**Gloria Molina  
Yvonne Brathwaite Burke  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich**  
Commissioners

**William K. Huang**  
Acting Executive Director

September 9, 2008

Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPT RESOLUTION FINDING THAT ADOPTED PROCEDURES WERE  
FOLLOWED IN THE PROJECT AREA COMMITTEE ELECTION FOR THE WEST  
ALTADENA COMMUNITY REDEVELOPMENT PROJECT AREA AND CERTIFYING  
THE ELECTION RESULTS (DISTRICT 5) (3 VOTE)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that adoption of this resolution is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action is not defined as a project under CEQA.
2. Adopt and instruct the Chair to sign the attached Resolution finding that adopted procedures were followed in the election of the Project Area Committee (PAC) for the West Altadena Community Redevelopment Project Area (Project Area), conducted on July 28, 2008, and certifying and approving the results of the election.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

On July 28, 2008, an election was held to choose PAC representatives for the Project Area. In accordance with California Health and Safety Code, Section 33385(d)(2), the Board of Supervisors must adopt a finding that the election procedures approved by the Board on February 22, 2000, were followed in this election.

**FISCAL IMPACT/FINANCING:**

There is no fiscal impact.



**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

On February 22, 2000, the Board of Supervisors adopted the Procedure for Formation of the Project Area Committee and Procedures for Election of Members Thereof for the West Altadena Community Redevelopment Project Area (Procedures). These documents specified that the PAC would exist for six years from the date of the first election, which was certified on June 6, 2000.

On May 30, 2006, although not required to do so, the Board extended the duration of the PAC and instructed the Executive Director of the Commission to hold elections for a new PAC in accordance with the previously adopted Procedures.

The Commission publicized the opportunity to serve on the PAC and vote for PAC members by providing notice via first class mail to all residents, businesses and community organizations within the Project Area at least 30 days prior to the election. The Commission also published notices of all meetings conducted by the Commission and the Board of Supervisors relative to the formation and election of the PAC, in the manner specified in Section 65090 of the Government Code, Subsection (a).

On July 28, 2008, an election was held and votes were cast in each voting category to elect PAC members. Exhibit A to the attached Resolution indicates the names of the elected representatives according to categories. The candidates meet all eligibility requirements to serve on the PAC, as set forth in the adopted Procedures. One challenge was filed within 15 days of July 28, 2008. The Commission, in consultation with County Counsel, has determined that this challenge is without merit and that the election results are valid. A summary of the challenge to the election and responses is provided as Exhibit B to the attached Resolution.

The attached Resolution finds that the challenge to the Project Area Committee election is without merit, and certifies and approves the election results. The Resolution has been approved as to form by County Counsel.

**ENVIRONMENTAL DOCUMENTATION:**

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Honorable Board of Supervisors  
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**IMPACT ON CURRENT PROJECTS:**

Finding that the Project Area Committee Procedures were followed in the July 28, 2008, election and certifying the election results will allow for the Project Area Committee to continue serving as the advisory body within the Project Area.

Respectfully submitted,

*for Bobbette A. Glover*  
WILLIAM K. HUANG  
Acting Executive Director

Attachment: 1

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES FINDING THAT ADOPTED PROCEDURES WERE FOLLOWED FOR THE JULY 28, 2008 ELECTION OF THE PROJECT AREA COMMITTEE FOR THE WEST ALTADENA COMMUNITY REDEVELOPMENT PROJECT AREA, AND CERTIFYING AND APPROVING THE ELECTION RESULTS**

WHEREAS, on February 22, 2000, the Board of Supervisors of the County of Los Angeles, after a duly noticed public hearing, did adopt the Procedure for Formation of the Project Area Committee (PAC) and Procedures for Election of Members Thereof for the West Altadena Community Redevelopment Project Area (Project Area), and these documents are collectively referred to as the Procedures; and

WHEREAS, on May 30, 2006, the Board of Supervisors extended the duration of the PAC and instructed the Executive Director of the Community Development Commission of the County of Los Angeles (Commission) to hold an election for a new PAC; and

WHEREAS, the Commission did publicize the opportunity to serve on the PAC and to vote for PAC members by providing written notice via first class mail to all residents, businesses and community organizations within the Project Area at least 30 days prior to the PAC election; and

WHEREAS, the Commission did provide published notice of all meetings conducted by or on behalf of the Commission and the Board of Supervisors of the County of Los Angeles relative to the formation and selection of the PAC in the manner specified in Section 65090 of the Government Code, Subsection (a); and

WHEREAS, the Commission has met all of the legal notice requirements for the July 28, 2008, PAC election and all associated meetings; and

WHEREAS, the PAC election was held on July 28, 2008, and votes were cast in each voting category to elect PAC representatives; and

WHEREAS, the candidates indicated on the attached Exhibit A were elected by their representative categories to serve on the PAC; and

WHEREAS, the candidates elected in each representative category meet all eligibility requirements to serve on the PAC as set forth in the Procedures; and

WHEREAS, one challenge was filed within 15 days of July 28, 2008, opposing the election procedures; and

WHEREAS, the challenge to the election has been found to be invalid, as summarized in Exhibit B.

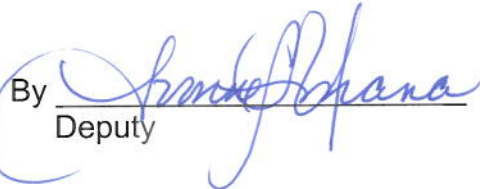
**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. The Board of Supervisors finds that the Procedure for Formation of the Project Area Committee and Procedures for Election of Members Thereof for the West Altadena Community Redevelopment Project Area were followed in the election of the Project Area Committee for the West Altadena Community Redevelopment Project Area, conducted on July 28, 2008.
3. The Board of Supervisors hereby finds that the one challenge received to the July 28, 2008 Project Area Committee election is determined to be invalid for the reasons set forth in Exhibit B.
4. The Board of Supervisors hereby certifies and approves the results of the Project Area Committee election of July 28, 2008, for the West Altadena Community Redevelopment Project Area, as contained in Exhibit A.

The foregoing Resolution was on this 9th day of September, 2008, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



ATTEST:  
Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors of  
the County of Los Angeles

By   
Deputy

BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES

By   
Chair, Board of Supervisors

APPROVED AS TO FORM:  
Raymond G. Fortner, Jr.  
County Counsel


By   
Deputy

EXHIBIT A

**WEST ALTADENA PROJECT AREA COMMITTEE ELECTION  
JULY 28, 2008  
WINNERS ARE INDICATED BY AN ASTERISK (\*)**

| <u>Residential Owner Representative</u>                | <u>Votes:</u> |
|--|---------------|
| *Bernardine Broadous                                   | 3             |
| *Peggy L.J. Taylor                                     | 3             |
| *Monroe Huel   | 2             |
| <u>Residential Tenant Representatives</u>              |               |
| *Samuel Mejia  | 8             |
| *Felicia Lee   | 1             |
| <u>Business Person Representatives</u>                 |               |
| *Randall A. Jones                                      | 2             |
| *William "Bobby" Thompson                              | 1             |
| C.R. Tillman/Farm Fresh                                | 0             |
| <u>Community Organization</u>                          |               |
| *Windsor-Arroyo Neighborhood Assoc.<br>(Sherry Martin) | 12            |
| *Altadena Town Council<br>(Michele Zack)               | 10            |
| Altadena Chamber of Commerce<br>(Doug Colliflower)     | 2             |

## EXHIBIT B

### SUMMARY OF CHALLENGE TO THE WEST ALTADENA PROJECT AREA COMMITTEE ELECTION ON JULY 28, 2008

On August 28, 2008, an election was conducted for representatives for the Project Area Committee (PAC) in the West Altadena Community Redevelopment Project Area (Project Area).

One challenge to the election procedures was received by the Executive Office of the Board of Supervisors within 15 days of the election, the statutory period allowed for PAC election challenges. The challenge was filed by Reverend C.R. Tillman and is included as Exhibit C.

The following information responds to each challenge raised. Reverend C.R. Tillman's challenges are restated verbatim where possible.

Challenge:

"Bias of CDC staff against certain candidates."

Response:

All candidates were treated the same and in accordance with the adopted Procedures.

Challenge:

"Influence on vote."

Response:

All eligible voters were provided ballots and placed their confidential votes in a sealed ballot box supervised by the Pasadena League of Women Voters (League). The League representatives tallied the ballots in public.

Challenge:

"Confusion with business ballot (i.e., Farm Fresh Ranch Market "0" votes)".

Response:

One candidate for the Business Person Representatives, Farm Fresh Ranch Market (Farm Fresh), was added to the ballot as a write-in candidate when the business owner, Par Aria, provided documentation of their eligibility at the election meeting on July 28, 2008. Mr. Aria designated Reverend C.R. Tillman as the Farm Fresh representative. The names of all candidates were written clearly on a blackboard. Mr. Aria was given a ballot for the Business Person category and instructed to write in his business and representative name. Apparently, Mr. Aria did not place his ballot in the ballot box as no votes were cast for Farm Fresh and Reverend C.R. Tillman.

Challenge:

"All previous filed objections in prior elections where applicable."

Response:

Reverend C. R. Tillman has appealed previous elections. This does not constitute a specific challenge or allegation regarding the 2008 PAC election.

Challenge:

"Community organization not being within project area."

Response:

The Procedures require Community Organizations to provide evidence of the existence and/or operation of the organization within the Project Area. Each Community Organization on the ballot provided articles of incorporation or bylaws that showed their service area included the Project Area.

Challenge:

"No speeches by candidates."

Response:

According to the Procedures, all candidates from each membership category were given an opportunity to make a presentation of their qualifications and reasons they should be elected to the PAC at the Election Meeting on July 28, 2008. No candidates chose to do so.

Memo:

2008 AUG 12 PM 3:49

8-12-08

To: Board of Supervisors

From: Rev. C. R. Tillman  
clarification at Hearing on objectionSubject: Objection to Election  
of P.A.C. on 7-28-08primarily Bas of C.D.C. staff against  
certain candidates; in presence of  
Please be informed of one vote  
official objection to Election  
held 7-28-08 as set Below:

- (1) confusion with Business Ballot  
(i.e. Farm Fresh Ranch Market & votes)
- (2) all provides filed objection in prior  
elections where Applicable
- (3) community organization not being  
within Project Area
- (4) no speeches